



LARRY HOGAN  
*Governor*

BOYD K. RUTHERFORD  
*Lt. Governor*

KENNETH C. HOLT  
*Secretary*

**July 1, 2019**

**Directive 2019-15**

**TO: ALL PARTICIPATING LENDERS**

**SUBJECT: ANNOUNCING THE REOPENING OF MARYLAND MORTGAGE HOMEABILITY**

The Department of Housing and Community Development (the Department) is pleased to announce the reopening of HomeAbility. With the funding replenished this program will continue to assist disabled homebuyers in Maryland with down payment assistance. This is a Conventional Loan product and provides an 80% LTV first lien and up to a 25% second lien (capped at \$45,000) to assist with down payment and closing costs. Eligible borrowers will have income up to 80% of the Area Medium Income (AMI), as listed below by jurisdiction.

The initial offering of the program was well received and we hope lenders will continue to embrace and assist individuals with disabilities. HomeAbility may only be offered by the program lenders who have achieved gold or silver tier status (production of 15 or more loans per quarter). See the lender list found here for that status:

[https://mmp.maryland.gov/Lenders/Documents/LendersList\\_MMPKit.pdf](https://mmp.maryland.gov/Lenders/Documents/LendersList_MMPKit.pdf)

The Fact Sheet is located at the following link:

<https://mmp.maryland.gov/Lenders/Documents/FactSheets/HomeAbility.pdf>

Significant elements of HomeAbility include:

- Disability Qualifications – One of the borrowers is disabled **OR** one of the borrowers is a guardian for, resides with, and is the principal caregiver for an immediate family member who is disabled (regardless of age)
- Before reservation, the lender obtains CDA approval of the disability documentation by emailing it to **SingleFamilyHousing.DHCD@maryland.gov** (see Fact Sheet for specific documentation requirements)
- First Mortgage - LTV of 80%; rate will align with the Flex 5000 Conventional rate



MARYLAND DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
7800 Harkins Rd • Lanham, MD 20706 • [dhcd.maryland.gov](http://dhcd.maryland.gov)  
301-429-7400 • 1-800-756-0119 • TTY/RELAY 711 or 1-800-735-2258





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- Second Mortgage – 0% deferred with no payment until the property is sold, refinanced, transferred, or paid in full. Loan amount of up to 25% of the purchase price with a maximum of \$45,000.
- No mortgage insurance is required
- AMI limits are county specific – See page following for the 80% AMI Limits by County (regular MMP income limits are not applicable)
- Allows Automated or Manual Underwriting – see fact sheet for specific LTV, Credit Score, DTI limits and reserve requirements
- Partner Match is not available
- It can be layered with the Special Assistance Grant product (but then must be approved through LPA with a maximum DTI of 45%)
- Unless otherwise stated, all requirements and guidelines of the Maryland Mortgage Program apply. Please refer to overlays and underwriting guidelines for US BANK and GSEs (FNMA & FHLMC) for additional requirements.

As always, we appreciate your continued participation in our programs.

If you have any questions concerning this Notification or suggestions for improvements, please email [singlefamilyhousing.dhcd@maryland.gov](mailto:singlefamilyhousing.dhcd@maryland.gov).

Sincerely,

*Karl Metzgar*

Karl Metzgar  
Assistant Director / Operations Manager  
Single Family Housing





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### **HomeAbility – Maximum Income/Affordability Limits for Borrowers**

*(Valid as of the date of this directive, but subject to change when Fannie Mae and Freddie Mac update their income limits, usually once a year. Updates are announced by directive.)*

County Name	Income limit for 80% AMI
Allegany	\$44,400
Anne Arundel	\$75,920
Baltimore	\$75,920
Baltimore City	\$75,920
Calvert	\$93,760
Caroline	\$57,040
Carroll	\$75,920
Cecil	\$69,920
Charles	\$93,760
Dorchester	\$57,040
Frederick	\$93,760
Garrett	\$57,040
Harford	\$75,920
Howard	\$75,920
Kent	\$59,680
Montgomery	\$93,760
Prince George's	\$93,760
Queen Anne's	\$75,920
Somerset	\$57,440
St. Mary's	\$82,720
Talbot	\$61,920
Washington	\$53,600
Wicomico	\$57,440
Worcester	\$57,440

